

---

## **IMPLEMENTATION AND ACTION PLAN**

---

### **SUMMARY OF RECOMMENDED ACTIONS**

The Rancho Peñasquitos Community Plan presents goals, policies and recommendations for the future development of the community that are consistent with the expressed needs of community residents. However, the Plan will only be effective if its key recommendations are implemented. While many of the recommendations can be implemented soon after the adoption of the Plan, many proposals will require special consideration, refinement and funding. The following is a summary of some of the key recommendations of the Plan:

#### **Residential Land Use and Zoning**

The density designation for residential areas located within the HR Overlay Zone should be Very Low-Density Residential (0-1 DU/Acre). The appropriate zone for HR areas where residential development is designated is R-1-40,000. Rezoning to this zone, where applicable, should occur concurrently with approval of development permits.

Areas designated on the Plan as open space should be zoned A-1-10.

The single-family residential areas designated for development at densities of 1-5 DU/Acre, and which are outside of the HR Overlay Zone should be rezoned to R-1-8000 concurrently with approval of development permits.

#### **Commercial and Industrial Land Use**

Because of their importance in the community, all commercial and industrial sites should be developed with careful attention to noise and visual screening between land uses, architectural and design considerations, and limitation of uses to predominantly commercial uses. The Zoning Code Update (ZCU) project, currently underway, is expected to result in the creation of new or revised commercial and industrial zones which include use restrictions, development standards and design criteria which address these development issues. However, in order to implement the commercial design and development guidelines outlined in this Plan for three specific sites, two undeveloped neighborhood commercial sites are recommended for development as Planned Commercial Developments (PCDs), and one neighborhood commercial site which may redevelop is recommended for the CPIOZ-Type B. Application of CPIOZ will require either a CPIOZ-Type B or PCD Permit be processed.

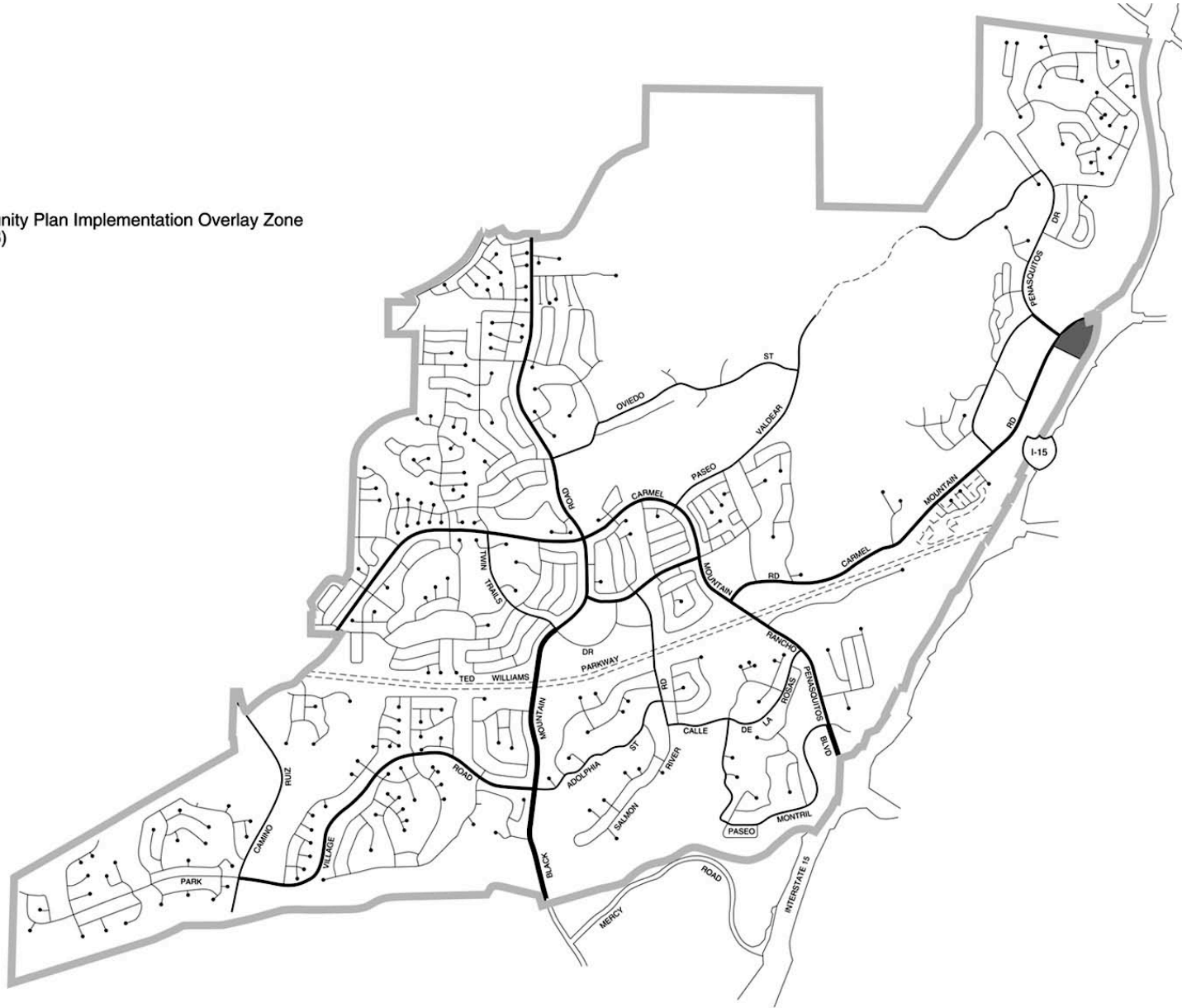
#### **Public Facilities**

The Public Facilities Financing Plan will be updated periodically with input from the community. The Public Facilities Financing Plan includes a transportation phasing plan.

#### **Parks and Recreation**

Construct park and recreation facilities in accordance with the Public Facilities Financing Plan.


**CPIOZ**  
 Community Plan Implementation Overlay Zone  
 (Type B)



**Recommended CPIOZ Overlay Zones**  
**Rancho Peñasquitos Community Plan**



In order to expedite the construction of park facilities, private developers may initiate design and construction of the facilities subject to the review and approval by the City Manager, and then turn the park back to the City for ongoing maintenance after acceptance by the City.

### **Open Space**

Acquire the remaining portions (240 acres) of Black Mountain Park.

Require that short- and long-term landscaping and maintenance responsibilities be clearly defined as a part of development approvals.

### **Transportation**

Construct transportation improvements in accordance with the phasing schedule in the Public Facilities Financing Plan.

Construct noise attenuation barriers (masonry wall, earthen berm or combination of both) at locations along the SR-56 corridor to reduce noise impacts to adjacent residential development. These barriers should be constructed concurrent with the SR-56 construction. Design of the walls should be compatible with the architectural design of the community (Spanish mission/Old West style). Walls should also be heavily landscaped.

Conduct noise studies for projects along SR-56 and other high volume (i.e., in excess of 8,000 ADT) roadways in the planning area.

### **PLAN REVIEW AND MAINTENANCE**

The Rancho Peñasquitos Planning Board has been a vital force in the preparation of this Plan. Once the Plan is adopted, continued citizen input is essential for its implementation. The planning board and other private citizen organization should provide leadership for any pertinent actions relating to the implementation of this Plan.

Effective implementation of this Plan necessitates continual monitoring of the Plan and its proposals. Each new development proposal must be reviewed and analyzed in terms of the adopted objectives and recommendations of this Plan. Certain actions, such as the formation of assessment districts, must be initiated by the citizens of the community. Citizens of the community should work with developers in formulating residential, commercial and industrial designs which will meet the goals and objectives of this Plan. Finally, the Plan should be continually monitored to ensure its timeliness. The Plan's intent is to provide guidance for orderly growth and to respond to changing environmental, social and economic conditions; it must also reflect changing legislative frameworks. In order to accomplish these aims, the Plan must be continually monitored and amended when necessary so that it remains relevant to community and City needs.

### **COMMUNITY PLAN AMENDMENTS**

Once the updated community plan for Rancho Peñasquitos is adopted, the Plan becomes the policy guide for the development of the community. The Plan is based upon extensive

research and review by the community, City staff, the Planning Commission and the City Council. After adoption, there should be a period of time to test the recommendations of the Plan and make corrections or adjustments as necessary to assure that the Plan is reflective of the needs of the community. While the Plan retains a degree of flexibility and is not a strict zoning document, deviations to the Plan will require an amendment to the Plan that is adopted in the same manner as the original adoption of the Plan.

If the directions and the objectives or policies of the community change, the Plan should be amended to reflect these changes.

## **FINANCING MECHANISMS**

Given the implications of the General Plan, the Rancho Peñasquitos community cannot depend upon funding of all local projects with Capital Improvement Program monies. Hence, other financing methods must be found for major public projects in the planning area. This Plan does not propose to dictate the method of acquisition and financing of improvements within Rancho Peñasquitos; it simply sets forth the requirements which must be met before development. The following list offers only a small example of the mechanisms available to finance public facilities:

### **Mello-Roos Community Facilities Act**

Allows the levying of a special tax to fund the capital costs of a wide variety of public improvements and the ongoing operation and maintenance costs of a limited number of public services. The facilities and services are financed with a special tax, which requires the approval of two thirds of the voters in the community facilities district. The proceeds of the special tax can be used to support the sale of tax-exempt bonds for various capital improvements allowed by the Mello-Roos Act.

### **Assessment District**

The formation of a district to assess properties to provide funding for certain public improvements, only properties specifically benefiting from the public facility can be assessed. Assessment districts are subject to a public hearing and rely on the support of the property owners within the area to be assessed.

### **Private Contributions**

The donation of money or property for the provision of public facilities and services.

### **City Funds**

Physical improvements and community facilities financed through the City, including capital outlay, gas tax, park fees, etc.

### **Advanced Payment of Fees**

The process whereby the developer front ends the funding for the construction of public facilities, and is reimbursed when the funding becomes available later through the Public Facilities Financing Plan. This process can be facilitated through contractual agreements between the City and developers.

### **State and Federal Grants**

Funding provided by the state and federal government to localities through the issuance of grants. The locality must meet eligibility requirements and should aggressively pursue the application process for grant funding.

### **Development Agreements**

A mechanism in which the developer provides extraordinary benefits to a community in exchange for assurances that building permits will be issued.

### **Sales Tax**

The second largest locally generated source of revenue for cities is the local sales tax. Small, incremental increases in the sales tax, subject to a ballot measure, can be imposed to fund certain public facilities.

### **Tentative Map Conditions**

Requiring the provision of needed public facilities by the developer through conditions of approval placed on tentative and final maps.

### **The Public Facilities Financing Plan and Facilities Benefit Assessment (FBA)**

Council Policy-60028, titled “Requirements for Development Approval in Planned Urbanizing Areas” requires in part that a community facilities financing program setting forth the methods and sources of financing all needed improvements within a Planned Urbanizing area shall be adopted by the City Council. On June 17, 1986, by Resolution No. R-266019, the City Council adopted the first Financing Plan and Facilities Benefit Assessment for the Rancho Peñasquitos community. The first revised FBA was approved by the City Council in September 1988. The financing plan is revised on an annual basis to reflect community plan revisions and or changes in community priorities.

The Public Facilities Financing Plan details the public facilities that will be needed when the Rancho Peñasquitos community is fully developed. Since Rancho Peñasquitos is a partially developed community, a portion of the community facilities and infrastructure are already in place. The remaining needed facilities are in the transportation and park categories. The FBA provides funding for projects and public facilities needed as a result of new development. The FBA cannot be used to make up for public facility deficiencies that existed prior to the establishment of the FBA (June 17, 1986).